



TOWN OF RICHMOND
RICHMOND TOWN CENTER
203 Bridge Street, P.O. Box 285
Richmond, Vermont 05477



Service Capacity Letter

June 7, 2018

John Fath
Toscano's
39 Bridge Street
Richmond, VT 05477

RE: Water & Sewer Allocation for BR0039
Restaurant and Proposed Apartment, Account #2220

Dear Mr. Fath:

This letter will serve as the current understanding of the water and wastewater allocation at 39 Bridge Street, the former Toscano's restaurant. It is my understanding that you wish to keep the use as a restaurant and convert the upstairs from office space to one three-bedroom apartment.

From my records, in 2004, the restaurant was granted allocation for 58 seats at two meals per day each. The State regulations show that each seat would carry a load of 15 gallons per day per meal. Therefore, 58 seats x 30 gallons = 1,740 gallons per day.

In 2007, the master record of the town's allocation shows Toscano having an equivalent of 2,025 gallons per day of water. This change does not appear to be formally documented, however, the town's utility billing software records a 2007 fixed cost calculation based on 2,025 gallons of water and 1,620 gallons of wastewater. Since the billing and available documentation are similar, I will make the determination that at this time the account holds 2,025 gallons of water and 1,620 gallons of wastewater. Typically wastewater allocations are smaller to account for consumption of water that does not go directly into the sewer – 80% of water allocation is considered normal for a wastewater requirement and it appears this way on your account.

Given the requirement that a 58 seat restaurant has of 1,740 gallons of water per day, and wastewater allocation of 80% of the water allocation would be 1,392 gallons, you would then have 285 gallons of water and 228 gallons of wastewater available to allocate towards the apartment. The State requires each residential bedroom to carry 150 gallons of water and a residential wastewater account for three bedrooms requires 210 gallons per day. A three bedroom apartment requires 450 gallons of water, so your allocation would therefore be short by 165 gallons of water per day, but you could reduce the seating capacity of the restaurant by six seats to meet the needs of the

three bedroom apartment. Alternatively you could reduce the number of bedrooms in the apartment. The existing wastewater allocation is adequate for your needs.

You could also purchase 165 gallons of water allocation for a one-time charge of \$1.89 per gallon, or \$311.85. To do so you would make application to the Water Commission, pay the fee and the Commission would act on approval at their next meeting.

Please let me know how you'd like to proceed. You may also contact our Water Resources Superintendent, Kendall Chamberlin, at 434-2178 for specifics on metering and connection details. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Geoffrey Urbanik', written in a cursive style.

Geoffrey Urbanik
Town Manager

Cc: Richmond Water Resources Department
Property File